

**MANSFIELD DOWNTOWN PARTNERSHIP
PLANNING AND DESIGN COMMITTEE
Mansfield Downtown Partnership Office
Town Hall – Conference Room B**

Tuesday, January 17, 2012

MINUTES

Members: Steve Bacon, Manny Haidous, Jon Hand, Peter Millman, Ruth Moynihan, Betsy Paterson, Karin Randolph and Pene Williams

Staff: Cynthia van Zelm

Guests: Lon Hultgren, Mansfield Director of Public Works; Sam Gardner (Gregg Wies & Gardner); Tim Andre and Norm Goldman (Desman Associates)

1. Call to Order

Steve Bacon called the meeting to order at 5:07 pm. Mr. Bacon noted that Committee member Frank McNabb will be teaching a class from January through May during Committee meeting times, and offered to resign from the Committee. Mr. Bacon recommended that Mr. McNabb be allowed to remain on the Committee since he is an active member. Mr. Bacon said there is precedence for allowing Committee members to remain on the Committee if they miss three meetings in a row (the Bylaws allow that committee members can be asked to resign if they miss three meetings in a row). Laurie Best spends half her time in Australia but has been an active member through e-mail when she is gone and consistently attends meetings when she is in town. Could a waiver be granted to Mr. McNabb? The Committee discussed the options and agreed to recommend that Mr. McNabb remain on the Committee, if he is willing.

Mr. Bacon asked Ms. van Zelm to review the waiting list to see if there are other members interested in being on the Committee. There was also some discussion of people serving as alternates as the Planning and Zoning Commission does so that the Committee is full. If alternates are added, this may be a Bylaws change.

2. Public Comment

There was no public comment.

3. Approval of Minutes from October 18, 2011, and November 16, 2011

Betsy Paterson made a motion to approve the October 18, 2011 minutes. Ruth Moynihan seconded the motion. The motion was approved.

Ms. Paterson made a motion to approve the November 16, 2011 minutes. Peter Millman seconded the motion. Ms. Moynihan abstained. The motion was approved with one abstention.

4. Review of Storrs Center Sustainability Guidelines and Parking Garage and Intermodal Center

Mr. Bacon introduced Sam Gardner with Gregg Wies & Gardner Architects and Tim Andre and Norm Goldman with Desman Associates. Mr. Bacon noted that both the parking garage and intermodal center are Town projects and also introduced Lon Hultgren, the Town's Director of Public Works.

Mr. Bacon noted that the Committee had continued its review of the Storrs Center Sustainability Guidelines against the Phase 1A and 1B buildings. Now, that process will start with the intermodal center and parking garage.

Sam Gardner said he will present on the intermodal center (building only) today and Geoff Fitzgerald with BL Companies will present on the Village Street site work at a later meeting.

Mr. Gardner passed out a draft of the filled-in Sustainability Guidelines checklist.

He noted that the roof will be a membrane roof and will be a beige/green color. The roof is designed with poly-vinyl chloride and will be a more "green" roof.

Pene Williams asked if the material was recyclable. **Mr. Gardner said he thought so but will review and get back to the Committee.**

Mr. Bacon and Mr. Gardner noted that the intermodal center has not gone out to bid yet so suppliers have not been determined yet.

Mr. Gardner said that all light fixtures on the outside of the building will be facing down and be full cut-off.

With respect to water usage, Mr. Gardner said there will be no appliances in the building, only restrooms and showers. Waterless urinals and low flow toilets will be used. There was some discussion about maintenance issues with waterless urinals. **Jon Hand said he would check with maintenance staff at the Mansfield Middle School where they have them.**

Mr. Gardner noted that many of the requirements in the Sustainability Guidelines are also part of the CT Building Code. He said the intermodal center will be LEED-Silver equivalent.

Mr. Gardner said the walls will be either aluminum or masonry on steel studs.

Mr. Haidous asked if snow will accumulate on the roof. Mr. Gardner said there will be some drifting and it will need to be maintained with shovels.

Mr. Gardner said interior lighting is still being determined. He will get back to the Committee on specifics.

Mr. Gardner said they will have a slab floor that will be insulated. Tim Andre said there will be insulated curtain walls in the garage elevator lobbies which are part of the intermodal center.

Mr. Gardner said there will be three areas of interior lighting: the potential bike operation area will have manual lights; the rest of the 1st level of the intermodal center will be activated when someone is in the room; the 2nd level will be unfinished for now as potential office space.

Karin Randolph asked about safety from someone who lives in Storrs Center and is trying to access the garage. Mr. Gardner said a person can safely enter the garage without going into the intermodal center. Lon Hultgren said the garage is tentatively scheduled to be open from 7 am to 9 pm, Monday through Friday. Weekend hours have not been determined yet. Mr. Andre said there will be emergency/dim lights in the intermodal center.

Mr. Gardner said there will be conventional heating and cooling with a gas fired roof unit.

Mr. Gardner said their engineer advised that a carbon dioxide sensor would not be efficient in such a large space.

Mr. Gardner said they will have instant on-demand water heaters that will heat water on an as needed basis.

Mr. Gardner said they will need to work out commissioning with Mr. Hultgren. The Town will need to decide if it wants to spend money on a 3rd party commissioning.

Mr. Gardner said that some radon was found in the area and Andy Graves, BL Companies' architect, indicated that a pipe system is being put in to evaluate it. **Mr. Gardner said further discussion needs to be held with Mr. Hultgren and Mr. Gardner will get back to the Committee.**

Mr. Gardner said there will be masonry walls between the intermodal center and the parking garage. Carbon monoxide will not get into the building.

Mr. Gardner said he will talk to Mr. Hultgren further about what cleaning agents will be used. Mr. Hultgren said he has spoken to the Town building maintenance staff about integrating their agents with the intermodal center.

Mr. Hultgren said Town staff will be responsible for maintaining the intermodal center in terms of providing recycling facilities. Norm Goldman said there will be trash cans in the parking garage.

With respect to construction waste management, Mr. Gardner suggested using the developer's guidelines. Cynthia van Zelm to follow-up with Mr. Gardner and Mr. Hultgren.

Mr. Gardner said that the intermodal center will exceed the 10 percent recycled content material. They are using recycled steel. The Federal Transit Administration adheres to a Buy America clause so all materials must be provided within 500 miles of the site.

Mr. Andre passed out and reviewed a draft of the parking garage checklist.

Mr. Goldman said that parking garages cannot reach LEED certification as they are not habitable buildings. He said Desman tried to put in as many sustainable features as possible.

Mr. Andre said there is a temporary soil erosion control plan in place until the Village Street is constructed.

There will be no bathrooms in the parking garage so water is not an issue.

If oil is dripping off a car, it will go into an oil separator.

Mr. Andre said there is a stormwater control system before sedimentation enters the Village Street.

Mr. Andre said there are lights on the garage that will light the sidewalks as well as lights on the entry to the garage.

All lights in the garage will be LED lights but not on the wall sconces on the outside of the building. Mr. Andre said the wall sconce lighting will have 800 lumen down light and 800 lumen up light which is below the 1,000 lumen requirement for shielded lighting.

Mr. Andre said the pre-cast will be a light colored concrete.

Mr. Haidous asked about fire protection. Mr. Andre said it will be a sand pipe system to ensure protection. He said this was reviewed by the Town's Fire Marshal.

Mr. Andre said the parking garage will be constructed so that a solar array is possible at a later time when funding might be available.

There will be vehicle car charging stations in the garage.

Mr. Haidous asked if the garage will settle. Mr. Andre said since it is a pre-cast structure, each piece allows for some movement. The garage is completely on rock so will not move.

Mr. Andre said the recommendation is to wash down the garage twice a year. Mr. Goldman said a dry system will be used also.

Mr. Andre said there are three HVAC systems – elevator machine room, office space, and water connection from the intermodal center's electrical room.

Mr. Andre said the garage is completely open so gets ventilation from the wind.

All caulking and painting will have low VOCs.

Mr. Andre said that materials taken off site will be recycled but there will not be much material taken off site as garage is being built on a vacant site.

Mr. Hultgren reiterated that waste and recycling cans will need to be placed in the garage. Mr. Andre will add to the checklist.

Mr. Andre said the foundations and the pre-cast include a fly ash mixture.

Mr. Andre said all materials are produced regionally.

5. Topics for Next Meeting and Next Meeting Date

The Committee will meet on February 21, 2012. Meeting topics include a review of alternative trash/recycling containers from Ginny Walton, Town Recycling Coordinator, and a review of the Village Street plans vis a vis the Sustainability Guidelines.

6. Adjourn

The meeting adjourned at 7:15 pm.

Minutes prepared by Cynthia van Zelm